



Falls of Neuse Road Area Plan Update

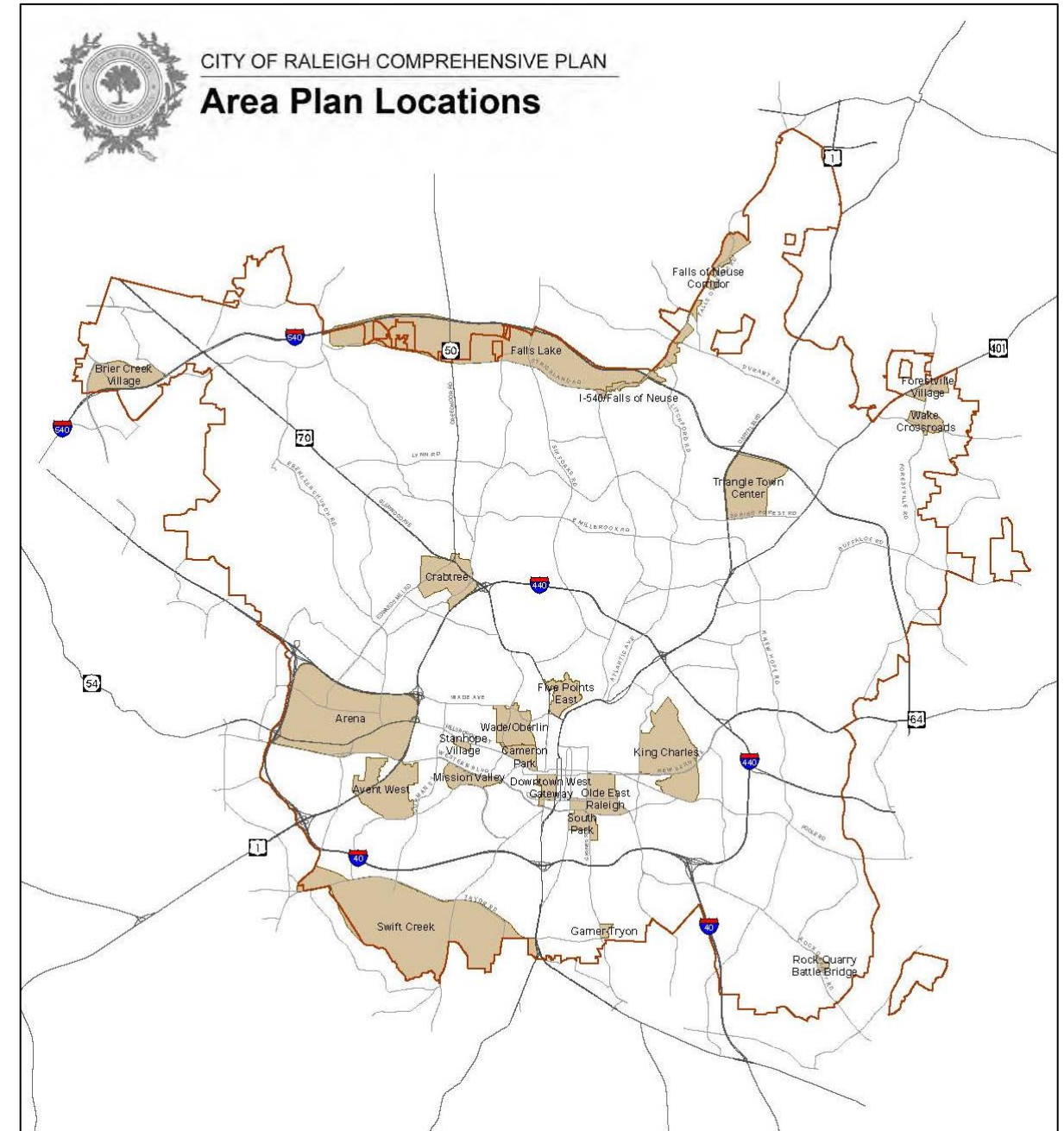
Kickoff Meeting
May 24, 2017

Agenda

- Introduction to the plan process (20 minutes)
 - Area Plans
 - Plan process
 - Public input
 - Reasons for an update
 - Plan scope
 - Existing policy/regulation
- Small group work (30 minutes)
- Small group reports (30 minutes)
- Next steps/input opportunities (5 minutes)

What is an Area Plan?

Area Plans provide detailed information and solutions to guide the future physical and regulatory characteristics for particular areas of the city.



Area Plan specifics

- Involve the community in developing a long-term vision
- Define policies and actions that will guide how the area should be maintained or changed in the future
- Identify future land uses
- Recommend future infrastructure such as improvements to sidewalks or parks
- Provide design guidance
- Often used to analyze rezoning requests

Area Plan substance

A series of **recommendations** which will be presented to City Council. The recommendations may take the form of:

- Land use amendments
- Zoning amendments
- Future transportation projects/studies
- Capital projects
- Items requiring further study

Area Plan Process

Data Gathering

Identifying Issues and Opportunities

Potential Land Use Scenarios

Final Recommendation

Plan Adoption

Implementation

You are here

Public Input

In Person

- Project Kickoff (tonight)
- CAC Presentation(s)
- Community Workshop (June 21)
- Presentation of plan
- Presentations to Commissions and City Council

Ongoing/Digital

- Project Website
- Survey (in conjunction with Community Workshop)
- Draft Plan Review/Public Comment Period

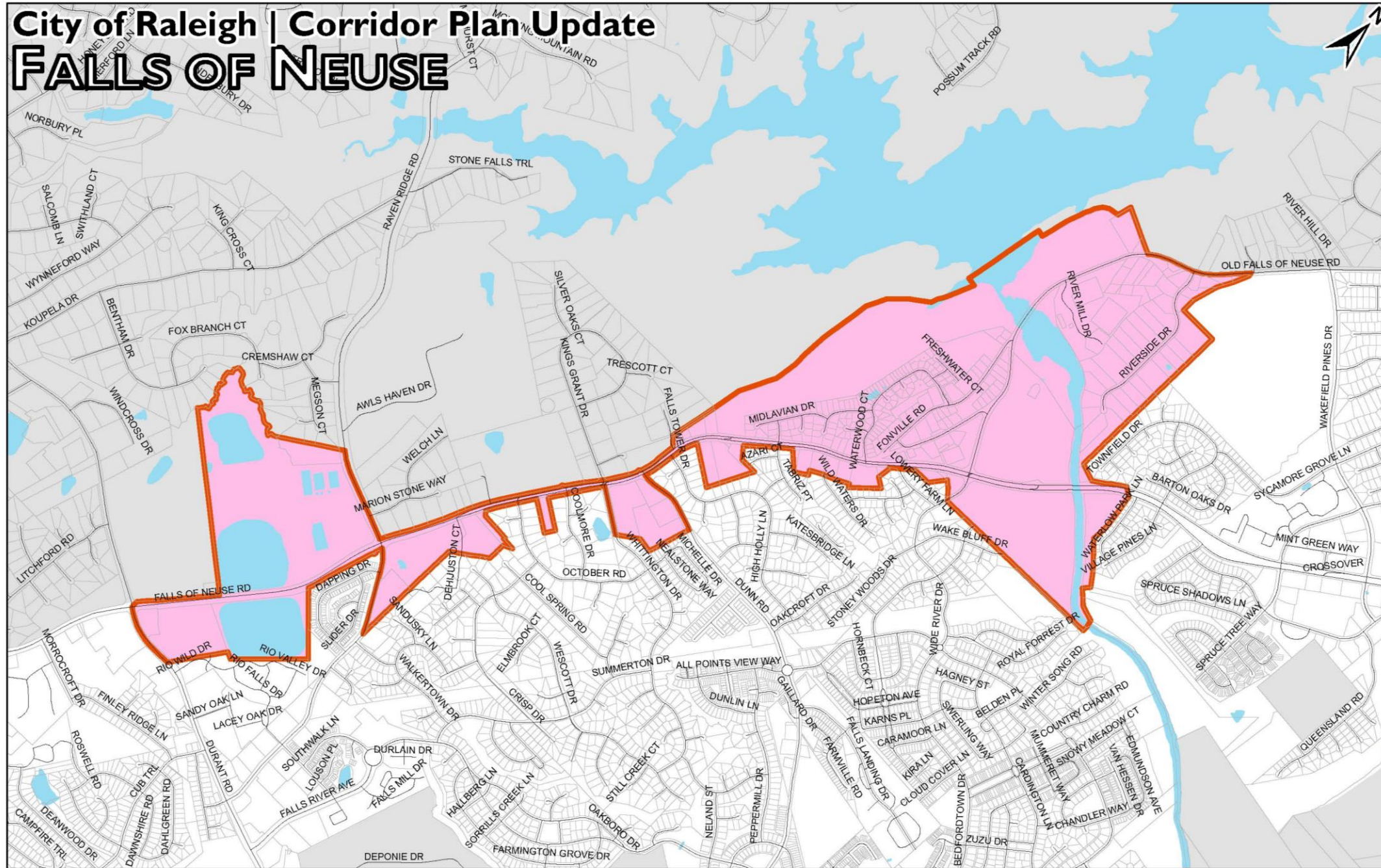
Input Process

Confirmation Group - Selected by City Council to provide oversight of planning process, ensure it is reflective of the community

Reasons for an Update

- Much of the land within the plan area has been classified as a drinking water supply watershed
- Recent land use controversies suggest a broader planning process is needed
- The widening and realignment of Falls of Neuse Road
- New recreational resources have opened, including the Neuse River Greenway and Annie Louise Wilkerson MD Nature Reserve
- The Wake County Transit Plan proposes all-day, hourly service between downtown Raleigh and Wake Forest utilizing this corridor
- The corridor is largely built-out, with only a few undeveloped sites remaining

Plan Scope



Plan Goals/Scope

- For the remaining undeveloped sites, identify land uses and scale of development that are viable in the marketplace and acceptable to the community
- Ensure that future change respects existing character
- Ensure land use policies are consistent with watershed protection
- Explore opportunities created by planned expansion of transit service
- Explore transportation improvements such as signal timing, crosswalks, sidewalks and consider potential future transportation demand.

Existing Plans and Regulation

- Falls of Neuse Area Plan
 - Adopted in 2006
 - Part of the Comprehensive Plan, provides specific guidance for this area
- Comprehensive Plan
 - Current plan adopted in 2009
 - Overall policy guide, includes Future Land Use Map and other policies that shape development and public investment
- Unified Development Ordinance and Zoning Map
 - Regulations governing development

Existing Falls of Neuse Plan

- **Falls of Neuse Corridor Character.** Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam, and Falls Community.
- **Fonville Community Conservation.** The character and the design of new development or redevelopment in the historically-significant Falls community should reflect in material and character the unique enclave of existing homes in the neighborhood.
- **Fonville Retail.** Additional future retail catering to river activities in the Falls community should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and the future white water park.
- **Dunn Road Retail Area.** The Dunn Road/Falls of Neuse Neighborhood Retail Mixed Use Area should be developed in context with the surrounding single-family neighborhood and with a walkable development pattern.
- **Falls of Neuse Area Conservation.** Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, and the 100-year floodplain along the Neuse River.

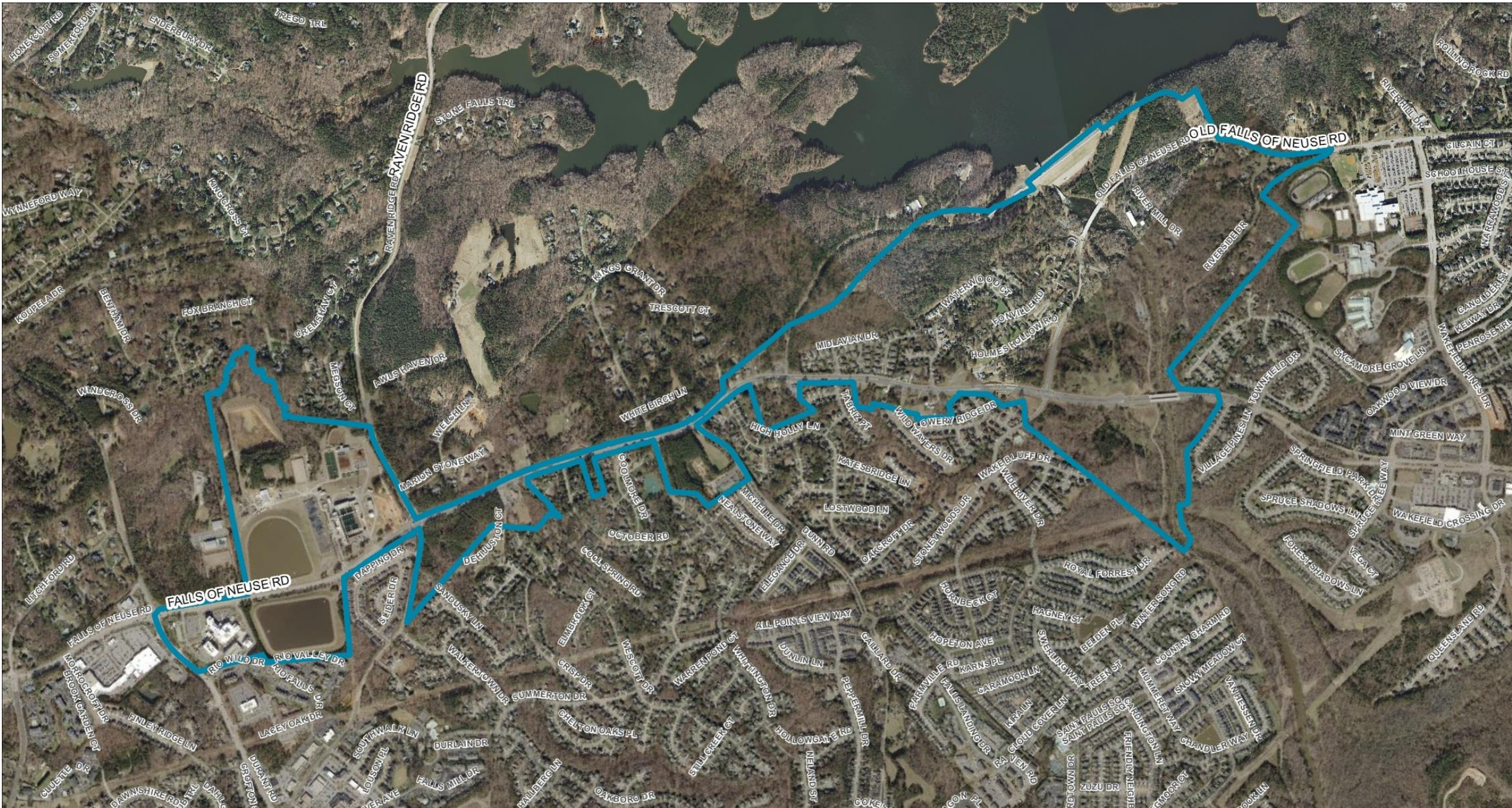
Existing Falls of Neuse Plan

- **Falls of Neuse Road Residential Access.** New detached single-family residences fronting Falls of Neuse Road are discouraged.
- **Falls of Neuse Road Frontage Lots.** Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.
- **Falls/Durant Pedestrian & Bicycle Facilities.** Site designs within the Falls/Durant Neighborhood Retail Mixed-Use area should plan for and accommodate bicycle and pedestrian travel between development sites (excluding the water treatment plant).
- **Falls of Neuse Corridor Parking Lots.** Parking lots are encouraged to be located behind or beside buildings along the Falls of Neuse corridor.

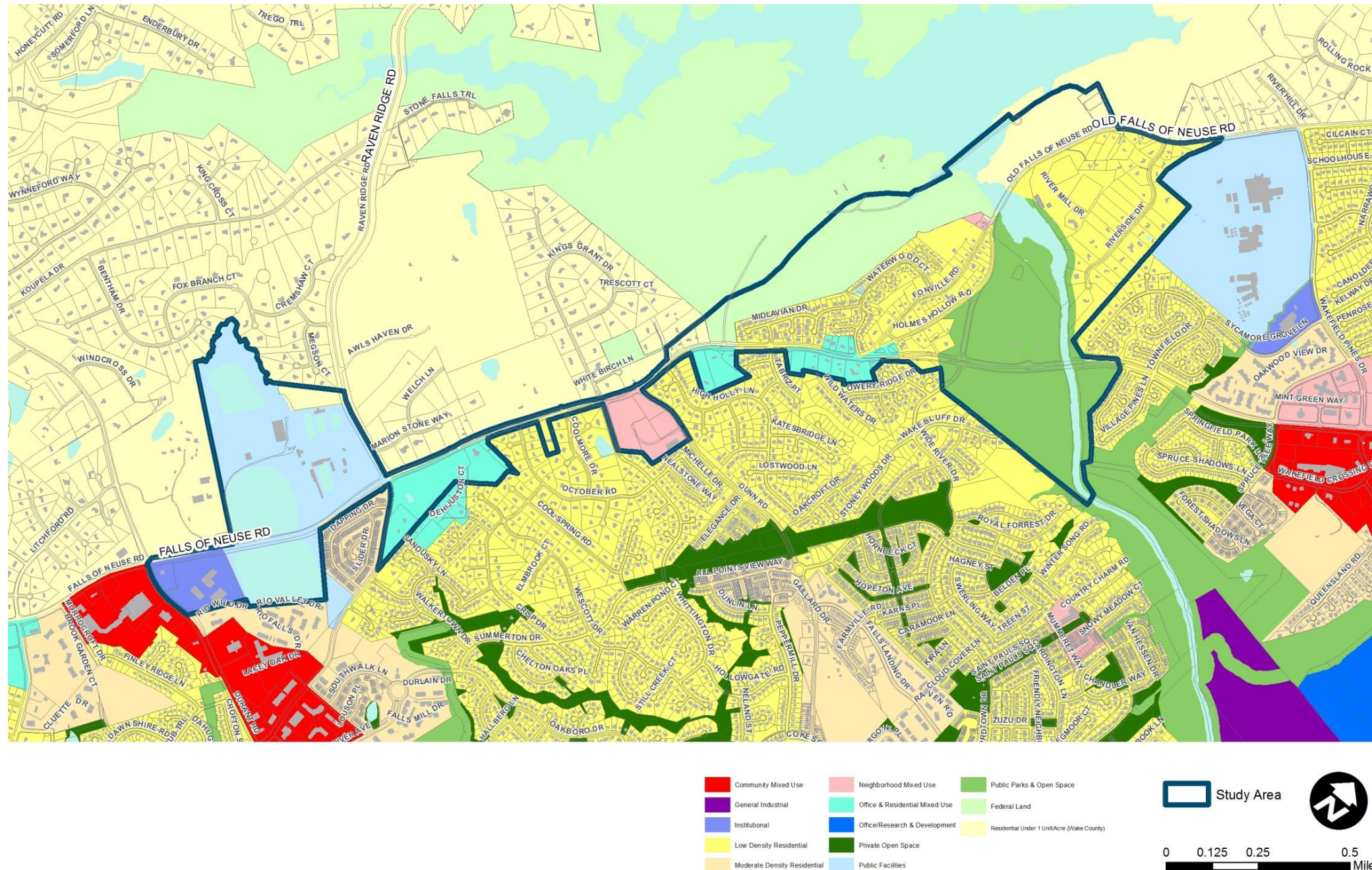
Falls of Neuse - 1999



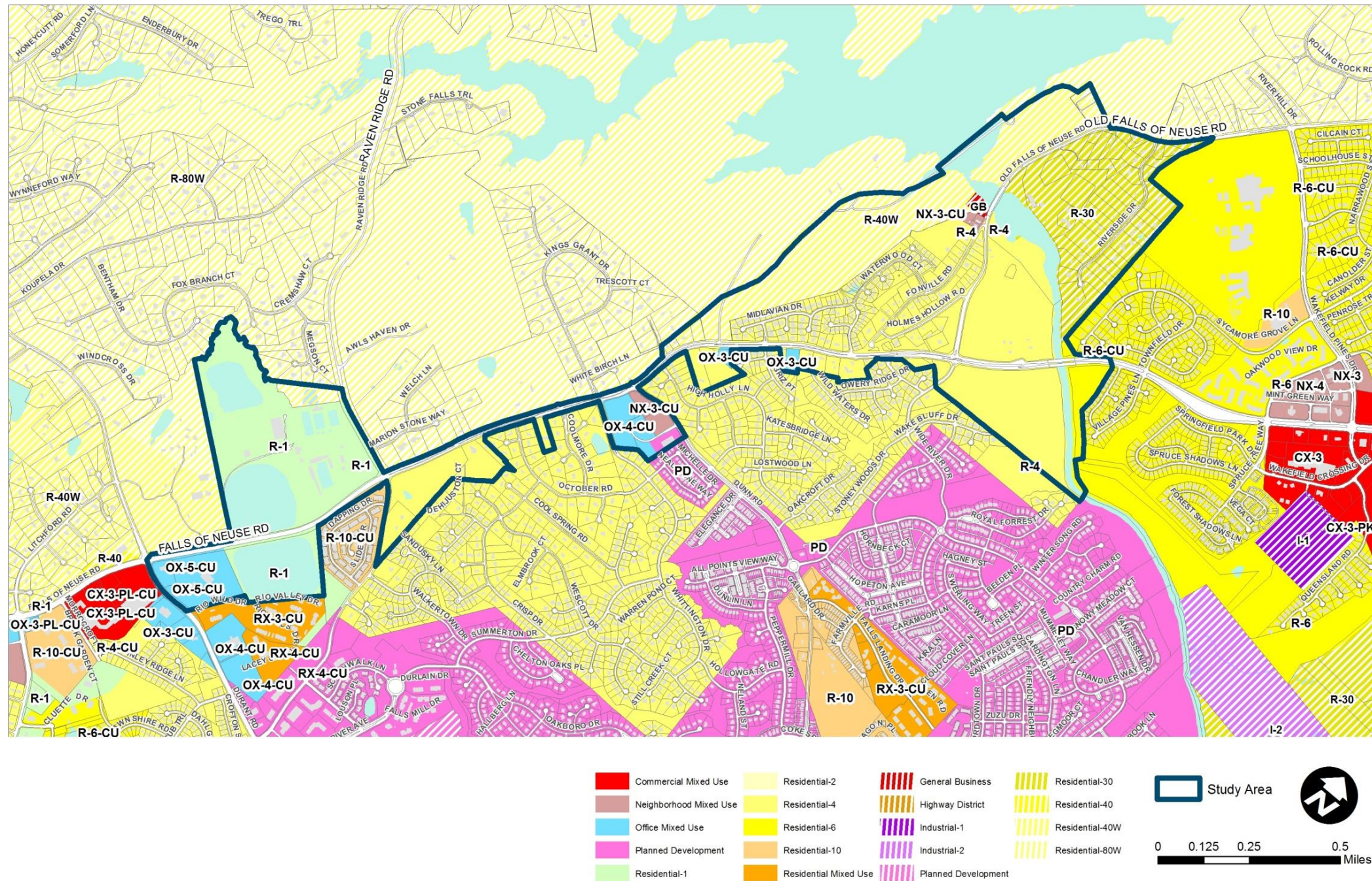
Falls of Neuse - Today



Future Land Use Map



Current Zoning



Tonight's goals

- Gather information
- Not looking for detailed outcomes – we'll focus on that in June
- Identifying strengths, challenges, opportunities
- Want to hear from everyone

Breakout Groups

- Review existing conditions
- Create list *and* add dots to map
- Identify strengths/places to preserve/enhance – **green dots**
- Identify weaknesses/challenges – **red dots**
- Identify opportunities – **blue dots**
- Pick someone to summarize group input
- Agree on (as much as possible) your group's top three items in each category
- We'll ask a representative from each group to come up and share

Your Thoughts

Strengths/places to preserve/enhance

- Residential Character and Community
- Trees and Buffers, nearness to nature amenities, branding of area as nature attraction
- Protect watershed for entire corridor
- Current zoning is most appropriate
- existing area plan

Weaknesses/challenges

- Traffic, especially at intersections
- Cut-through traffic
- No retail/residential mixed-use
- LED lights too bright

Opportunities

- Bike store, near dam
- Very low density residential in clusters
- Expand roadway with median, eliminate middle lane
- medical office at FoN and Dunn, Raven Ridge
- Jackson and Lowry Property-maintain as residential
- pocket parks
- townhomes at Raven Ridge

Next Steps

- Consultants will take data and create alternative scenarios
- Community Workshop – 7 p.m. on June 21, same location
 - Presentation of alternative scenarios
 - Table discussions
 - Survey
- Presentation of draft plan (mid/late summer)
- Planning Commission/City Council review (fall)
- Information: raleighnc.gov/planning

Thank you